



4 COLINBROOK CLOSE, POLEGLASS, BELFAST, BT17 OPD



A superb opportunity to purchase this attractive home perfectly set within this small cul-de-sac setting that enjoys proximity to lots of nearby schools, shops, and transport links, along with the Glider service on the Stewartstown Road, and is convenient to both Belfast and Lisburn.

The well-appointed living space extends to around 672sq ft and must be seen to be fully appreciated, the accommodation is briefly outlined below.

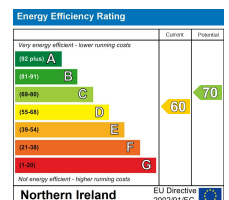
Two bedrooms, a large principal bedroom, and a white bathroom suite complete the first floor.

On the ground floor there is a bright and airy living room and a fitted kitchen that is open plan to a dining space.

Other qualities include oil-fired central heating and UPVC double glazing.

There is an abundance of amenities close by, including state-of-the-art leisure facilities, beautiful parklands, and Colin Glen, Ireland's leading adventure park, to name a few!

Early viewing strongly recommended!



OFFERS AROUND £124,950

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Key Features

- Attractive home perfectly set within this small cul-de-sac setting that is close to both Belfast and Lisburn as well as lots of nearby amenities.
- Two bedrooms, large principal bedroom.
- Bright and airy living room.
- Oil fired central heating system.
- Close to an abundance of amenities, including state-of-the-art leisure facilities, beautiful parklands, and Colin Glen, Ireland's leading adventure park.
- Well-appointed living space extending to around 672 sq ft.
- White bathroom suite.
- Fitted kitchen open plan to dining space.
- Upvc double glazing.
- Viewing strongly recommended!



UPS



GROUND FLOOR

Upvc double glazed front door to:

ENTRANCE PORCH

Wooden effect strip floor, inner door to:

LIVING ROOM

14'5 x 9'3

Wooden effect strip floor.

KITCHEN / DINING AREA

14'4 x 10'7

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, built-in hob and underoven, partially tiled walls, tiled floor, storage cupboard, open plan to dining area.

FIRST FLOOR

LANDING

Hotpress / storage.

BEDROOM 1

14'7 x 10'5

Laminated wood effect floor.

BEDROOM 2

10'2 x 6'8

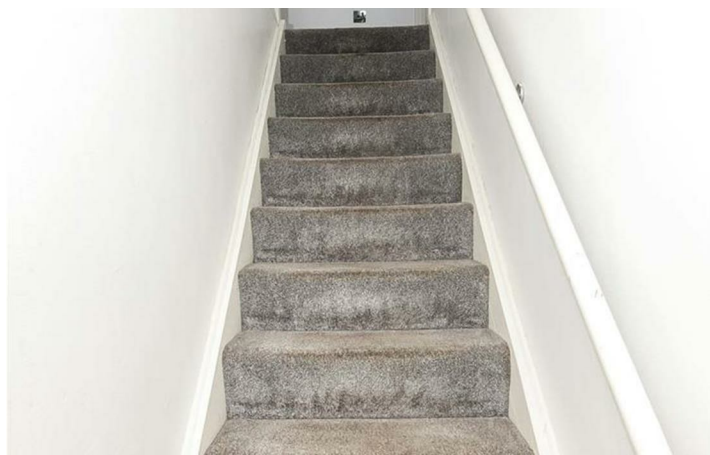
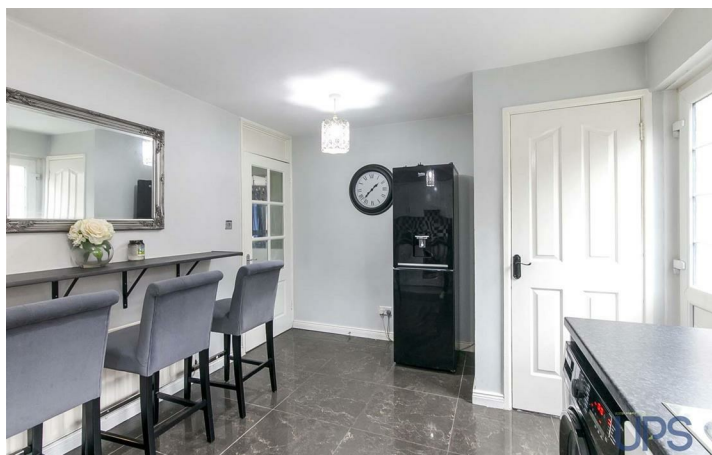
WHITE BATHROOM SUITE

Bath, electric shower unit, low flush w.c, wash hand basin, chrome effect sanitary ware, chrome effect towel warmer, pvc panelled walls.

OUTSIDE

Covered side area, outdoor tap, enclosed rear garden.

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UPS





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Questions you may have.

**Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Andersonstown on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18255804

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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